

October 17, 2017

**CITY OF ROCKDALE  
PLANNING & ZONING COMMISSION MEETING**

**Present:**

**P&Z Commissioners:**

Charles Miles  
Joan Ratliff  
Sharon Cloud  
Doug Williams  
Judith Slusher

**City Staff:**

Chris Whittaker, City Manager  
Lon Williams, Code Enforcement Officer  
Terry Blanchard, City Secretary

**Absent:**

Paul Roedersheimer

**Call to Order and announce a Quorum is Present**

With a quorum present, the Planning and Zoning Commission Meeting was called to order by Doug Williams at 2:00 p.m. on Tuesday, October 17, 2017, at City Hall, 505 W. Cameron Ave, Rockdale, Texas.

**2. Citizen Communications** – No comments.

**3A. Review and approve minutes from meeting on September 26, 2017**

**MOTION:** Upon a motion made by Commissioner Ratliff and a second by Commissioner Cloud, the Commission voted five (5) for and none (0) opposed to approve the minutes as presented. The motion carried.

**3B. Consider and take any necessary action on a recommendation to City Council regarding a request submitted by John Shoemake for a short form subdivision of Sterling C. Robertson Survey, Abstract No. 52, Residue of a 7.690 acre tract, City of Rockdale, Milam County, Texas (property known as 1000 Rockdale Road) into Tract 1 (1.370 acres) and Tract 2 (5.602 acres)**

**MOTION:** Upon a motion made by Commissioner Ratliff and a second by Commissioner Slusher, the Commission voted five (5) for and none (0) opposed to recommend approval as presented. The motion carried.

**3C. Consider and take any necessary action on a recommendation to City Council regarding a request submitted by James McQuinn for a short form subdivision of William Allen Survey, Abstract No. 72, being part of a 271.672 acre tract within the Extraterritorial Jurisdiction of the City of Rockdale, Milam County, Texas (record owner Barbara J. Nelson, Volume 1044, Page 498, Official Records of Milam County, Texas) into a 1.91 acre tract (Elvis James McQuinn, Jr.) and the remaining called 269.762 acre tract (Barbara J. Nelson, manager of the Nelson Management Trust)**

**MOTION:** Upon a motion made by Commissioner Ratliff and a second by Commissioner Miles, the Commission voted four (4) for and none (0) opposed with one (1) abstention to recommend approval as presented. Commissioner Slusher abstained. The motion carried.

**3D. Review and take any necessary action on the Comprehensive Master Plan**

Reviewed previous changes to Section 7. The following changes were made to Section 8:

- Section 8.1, Objective 8.1 – Revised to read: “**Maintain** an equitable system of fees for water and wastewater services and facilities that reflect the cost of extending and providing those services.”
- Section 8.1, Objective 8.6 – Remove comma.
- Section 8.3 -
  - Revised second paragraph to read: “The distribution system is operated in two pressure planes, called the “High Plane” and the “Low Plan”. The distribution system consists of pipes ranging in diameters from one inch to **sixteen** inches in diameter. The materials that make up the pipe include PVC, ductile iron, concrete lined, unlined cast iron and asbestos cement **with the goal to upgrade materials to industry standards.**”


- Revised fourth paragraph to read: “The Mill Street WTP treats water from **three** wells located at the airport. The Mill St. WTP utilizes an aeration and filtration process along with chlorination for disinfection. The treated water is then stored in the Mill Street Ground Storage Tank (Mill St. GST). The Mill St. WTP then pumps water into the Mill Street Elevated Storage Tank (Mill St. EST) that serves to also provide storage and maintains pressure throughout the Low Plane. The Texas St. WTP treats water from two wells located at the Texas St. WTP site.”
- Section 8.3.1 –
  - Bullet point two revised to read: “Perform annual inspections of the groundwater tables (Post Oak Savannah Groundwater Conservation District **and in coordination with TCEQ**)
  - Bullet point three revised to read: “Test production from wells and perform maintenance as required.
- Section 8.3.2 – Revised to read: “The City currently provides water to over **2400** service connections to customers in and outside of the incorporated limits. The system is maintained to provide adequate pressure and volume to all customers. The City shall plan for each element that would cause the demand to increase such as new subdivisions and businesses.”
- Section 8.3.4 – Revised first sentence to read: “**The City continuously performs water distribution and water treatment studies.**”
- Section 8.3.5 –
  - Remove second bullet point.
  - Revised third bullet point to read: “Water line replacement to improve fire flow, low pressures, **and quality of water**”
  - Revised fifth bullet point to read: “**Continue to improve on alert and monitoring systems for the water system**”
- Section 8.3.6 – Check on second bullet point
- Revise Appendix A and Appendix B

Commission will begin review of Section 8.4 Wastewater System at next meeting.

Adjourned at 3:09 p.m.


These minutes approved on the 21<sup>st</sup> day of November, 2017.

**ATTEST:**

  
 Terry Blanchard, City Secretary



**APPROVED:**

  
 Douglas K. Williams, Chairman